



CITY OF MORGAN HILL

17555 PEAK AVENUE, MORGAN HILL, CALIFORNIA 95037-4128 (408) 779-7247

Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, JANUARY 22, 2002

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

COMMISSIONERS

CHAIR BARBARA SULLIVAN
VICE-CHAIR PATRICIA MCMAHON
COMMISSIONER GENO ACEVEDO
COMMISSIONER ROBERT J. BENICH
COMMISSIONER RALPH LYLE
COMMISSIONER JOSEPH MUELLER
COMMISSIONER CHARLES D. WESTON

7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT
OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: January 8, 2002

OLD BUSINESS:

1. **ZONING AMENDMENT, ZA-01-18/SUBDIVISION, SD-01-04/DEVELOPMENT AGREEMENT, DA-01-02: MCLAUGHLIN-JONES:** A request for approval of a 9-lot subdivision of a 2.15-acre parcel located on the east side of McLaughlin Ave., north of Central Ave. in the R-2 3,500 zoning district. Also requested is the approval of a precise development plan (RPD zoning designation) and the approval of a project development agreement. A mitigated negative declaration is proposed. (APN's 726-24-002, 003, 005-007)

Recommendation: Table requests.

NEW BUSINESS:

2. **ZONING AMENDMENT, ZA-01-13/SUBDIVISION, SD-01-07: SUNNYSIDE-SOUTH VALLEY DEVELOPERS:** A request for approval of a 20 lot subdivision of a 16 acre parcel located on the north east corner of the intersection of Sunnyside Ave. and Watsonville Rd. Also requested is approval of a precise development plan for the entire 16 acre property establishing the zoning as R-1 7,000/Residential Planned Development. A mitigated negative declaration is proposed for the project. (APN 767-27-053)

Recommendation: Adopt Mitigated Negative Declaration, approve Resolution Nos. 02-05 (zoning amendment) and 02-06 (subdivision), with recommendation to forward to the City Council for approval.

3. **ZONING AMENDMENT, ZA-01-20: TENNANT-SAFEWAY:** A request for approval of an amendment to the precise development plan for a 21.34 acre shopping center located on the south east corner of the intersection of Tennant Ave. and Monterey Rd. The PUD amendment will allow for the reconstruction and addition to an existing shopping center. A mitigated negative declaration is proposed for the project. (APN 817-06-39 & 40)

Recommendation: Adopt Mitigated Negative Declaration, and approve Resolution No. 02-06, with recommendation to forward to the City Council for approval.

4. **ZONING AMENDMENT, ZA-01-24: CITY OF MORGAN HILL-ZONING TEXT AMENDMENT/FENCE HEIGHT:** A proposed amendment to Section 18.56.150 of the Morgan Hill Municipal Code to allow an exception to the three (3) foot maximum fence height for fences located to the front of the front building setback line. The proposed amendment would allow a fence height to be increased to a maximum of six (6) feet in the OS, Open Space and Residential Estate 10 acre, 100,000 and 40,000 zoning districts.

Recommendation: Approve Resolution 02-08, with recommendation to forward to the City Council for approval.

OTHER BUSINESS:

5. **MORGAN HILL UNIFIED SCHOOL DISTRICT'S SECOND COMPREHENSIVE SOBRATO HIGH SCHOOL SUPPLEMENTAL DRAFT EIR:**

Recommendation: Discussion

6. **METHODOLOGY FOR ASSIGNING POINTS FOR OVERALL PROJECT EXCELLENCE UNDER THE QUALITY OF CONSTRUCTION CATEGORY OF MEASURE P:**

Recommendation: Discussion

TENTATIVE UPCOMING AGENDA ITEMS FOR THE FEBRUARY 12, 2002 MEETING:

- **ZA-97-08: Hill-Gera**
- **UPA-00-08: San Pedro-Town Cats**
- **UP-01-07: E. Main-Nextel**
- **UP-01-06: Church-Community Solutions**
- **ZAA-00-11: E. Dunne-Trovare**
- **DAA-00-07: E. Dunne-Trovare**
- **DAA-01-01: E. Dunne-Trovare PH III**
- **DAA-99-04: E. Dunne-Morgan Meadows**
- **Catholic High School Draft Final EIR**
- **Water, Sewer and /Storm Drain Master Plans Report**

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

